

IN RE: PETITION FOR ZONING
VARIANCE W/S HARLEM LANE, 100'N
OF CENTER LINE NORTHDAL ROAD
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
CONTRACT PURCHASER: MAPLE WOODS
LIMITED PARTNERSHIP

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER OF
* BALTIMORE COUNTY
* Case No.: 92-155-A

MEMORANDUM OPINION AND ORDER

The Petitioner herein requests variances from the Baltimore County Zoning Regulations and Comprehensive Manual of Development Policies, to permit variances for Lot Numbers 2, 6, 7, 11, 12, 161, 17, 21, 22, 26, 27, 31, 32, 36, 37, 42, 43, 60, 61, 66, 67, 72, 73, 76, 77 and 81: all as more particularly described in Petitioner's Attachment A, attached hereto and incorporated herein.

The Petitioner, presented evidence in support of its request in the form of testimony from Ron Schaffel, President of the Southern Land Company, Inc. and G. Dwight Little, Jr., Executive Vice President of W. Duvall and Associates, Inc. To summarize, they testified that the variances will allow for windows in end units and English basements. Pat Keller, Deputy Director Office of Planning and Zoning recommends approval of the request.

Testimony presented further indicated that the granting of the requested variances will have no adverse impact on adjacent properties. The granting of the variances will not result in any detriment to the health, safety or general welfare of the neighborhood.

An area variance may be granted where strict application of the Zoning Regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____ day of November, 1991, that the Petition for Zoning Variances all as more particularly

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By [Signature]

described in Petitioner's Attachment "A," be and is hereby Granted, subject, however, to the following restriction, which is a condition precedent to the relief granted:

The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

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Attachment 'A'

- Lot #2 Variance from sections 1B01.2.C.2.a (B.C.Z.R.) and V.B.5.a (C.M.D.P.) to permit a window to tract boundary distance of 30 feet in lieu of the required 35 feet and a variance from sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 12.5 feet in lieu of the required 15 feet.
- Lot #6 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 25 feet in lieu of the required 30 feet to the proposed building on lot 7 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 25 feet in lieu of the required 40 feet to the proposed window on lot 7 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 12.5 feet in lieu of the required 15 feet.
- Lot #7 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 25 feet in lieu of the required 30 feet to the proposed building on lot 6 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 25 feet in lieu of the required 40 feet to the proposed window on lot 6 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 12.5 feet in lieu of the required 15 feet.
- Lot #11 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 25 feet in lieu of the required 30 feet to the proposed building on lot 12 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 25 feet in lieu of the required 40 feet to the proposed window on lot 12 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 12.5 feet in lieu of the required 15 feet.
- Lot #12 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 25 feet in lieu of the required 30 feet to the proposed building on lot 11 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 25 feet in lieu of the required 40 feet to the proposed window on lot 11 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 12.5 feet in lieu of the required 15 feet.

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- Lot #16 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 25 feet in lieu of the required 30 feet to the proposed building on lot 17 the required 30 feet to the proposed building on lot 17 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 25 feet in lieu of the required 40 feet to the proposed window on lot 17 and a variance from the proposed window on lot 17 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 12.5 feet in lieu of the required 15 feet.
- Lot #17 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 25 feet in lieu of the required 30 feet to the proposed building on lot 16 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 25 feet in lieu of the required 40 feet to the proposed window on lot 16 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 12.5 feet in lieu of the required 15 feet.
- Lot #21 Variance from sections 1B01.2.C.2.a (B.C.Z.R.) and V.B.5.a (C.M.D.P.) to permit a window to tract boundary distance of 30 feet in lieu of the required 35 feet and a variance from sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 12.5 feet in lieu of the required 15 feet.
- Lot #22 Variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to Right-of-Way line distance of 10 feet in lieu of the required 25 feet.
- Lot #26 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 27 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 27 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.

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- Lot #27 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 26 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 26 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #31 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 32 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 32 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #32 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 31 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 31 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #36 Variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #37 Variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to Right-of-Way line distance of 13.5 feet in lieu of the required 25 feet.
- Lot #42 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 43 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 43 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.

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- Lot #43 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 42 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 42 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #60 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 61 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 61 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #61 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 60 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 60 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #66 Variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to Right-of-Way line distance of 11 feet in lieu of the required 25 feet.
- Lot #67 Variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to Right-of-Way line distance of 6 feet in lieu of the required 25 feet.
- Lot #72 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 73 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 73 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.

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- feet to the proposed window on lot 73 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #73 Variance from Sections 1B01.2.C.1 (B.C.Z.R.) and V.B.3.b (C.M.D.P.) to permit a distance of 26 feet in lieu of the required 30 feet to the proposed building on lot 72 and a variance from sections 1B01.2.C.2.b (B.C.Z.R.) and V.B.6.c (C.M.D.P.) to permit a window to window distance of 26 feet in lieu of the required 40 feet to the proposed window on lot 72 and a variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #76 Variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #77 Variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.
- Lot #81 Variance from Sections 1B01.2.C.6 (B.C.Z.R.) and V.B.6.b (C.M.D.P.) to permit a window to lot line distance of 13 feet in lieu of the required 15 feet.

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
November 29, 1991

J. Carroll Holzer, Esquire
305 W. Chesapeake Avenue, Suite 105
Towson, Maryland 21204
RE: PETITION FOR ZONING VARIANCE
W/S Harlem Lane, 100' N of the c/l of Northdale Road
(Maple Woods)
1st Election District - 1st Councilmanic District
Maple Woods Limited Partnership - Petitioner
Case No. 92-155-A

Dear Mr. Holzer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Thomas A. Reich
624 Longview Drive, Catonsville, Md. 21228

People's Counsel

File

#154
Petition for Variance
to the Zoning Commissioner of Baltimore County **92-155-A**
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section See Attachment 'A'
to be discussed at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
Maple Woods Limited Partnership
(Type or Print Name)
Signature *Joseph H. Loveman*
22 W. Allegheny Avenue
Towson, Maryland 21204
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Legal Owner(s):
Joseph H. Loveman, Aurelia Leffler Loveman
(Type or Print Name)
Signature
327 Harlem Lane 747-6442
Baltimore, Maryland 21228
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
W. Duvall & Associates, Inc. Mark A. Kromm
530 East Joppa Road, Towson, MD 21204
Phone No. 583-9571

ORDER RECEIVED FOR FILING

Date *11/29/91*
By *[Signature]*

#154
W. DUVAL & ASSOCIATES, INC.
Engineers • Surveyors • Land Planners
September 4, 1991 **92-155-A**
Description for Zoning Variance
Maple Woods
1st Election District, Baltimore County, Maryland
BEGINNING for the same at a point on the west side of Harlem Lane said point being northerly 100 feet more or less from the centerline intersection of Harlem Lane, 60 foot Right of Way and Northdale Road 50 foot Right of Way, thence the following thirty six courses and distances viz:

- 1) South 85 Degrees 08 Minutes 52 Seconds West 130.08 feet; thence
- 2) South 02 Degrees 09 Minutes 37 Seconds West 75.25 feet; thence
- 3) South 85 Degrees 08 Minutes 55 Seconds West 119.13 feet; thence
- 4) South 04 Degrees 43 Minutes 19 Seconds East 88.55 feet; thence
- 5) South 84 Degrees 42 Minutes 09 Seconds West 161.17 feet; thence
- 6) South 05 Degrees 41 Minutes 51 Seconds East 250.72 feet; thence
- 7) South 68 Degrees 08 Minutes 29 Seconds West 16.70 feet; thence
- 8) North 05 Degrees 41 Minutes 51 Seconds West 255.64 feet; thence
- 9) South 05 Degrees 21 Minutes 12 Seconds West 174.24 feet; thence
- 10) South 04 Degrees 03 Minutes 34 Seconds East 102.40 feet; thence
- 11) South 68 Degrees 08 Minutes 29 Seconds West 261.95 feet; thence
- 12) North 04 Degrees 20 Minutes 41 Seconds West 53.60 feet; thence
- 13) North 04 Degrees 43 Minutes 41 Seconds West 398.27 feet; thence
- 14) North 04 Degrees 29 Minutes 40 Seconds West 221.95 feet; thence
- 15) North 85 Degrees 30 Minutes 20 Seconds East 18.00 feet; thence
- 16) North 04 Degrees 29 Minutes 40 Seconds West 50.00 feet; thence
- 17) North 45 Degrees 51 Minutes 12 Seconds East 133.84 feet; thence
- 18) North 04 Degrees 29 Minutes 40 Seconds West 170.00 feet; thence
- 19) North 79 Degrees 43 Minutes 19 Seconds East 551.99 feet; thence
- 20) South 02 Degrees 13 Minutes 21 Seconds West 113.70 feet; thence
- 21) North 79 Degrees 43 Minutes 19 Seconds East 5.00 feet; thence
- 22) By a curve to the left having a radius of 976.00 feet and an arc length of 65.16 feet; thence
- 23) North 75 Degrees 54 Minutes 17 Seconds East 55.66 feet; thence
- 24) By a curve to the left having a radius of 106.08 feet and an arc length of 61.57 feet; thence
- 25) By a curve to the right having a radius of 127.50 feet and an arc length of 99.85 feet; thence
- 26) North 45 Degrees 54 Minutes 47 Seconds East 14.42 feet; thence
- 27) South 02 Degrees 00 Minutes 59 Seconds West 75.00 feet; thence
- 28) North 45 Degrees 02 Minutes 21 Seconds West 13.66 feet; thence
- 29) By a curve to the left having a radius of 72.50 feet and an arc length of 52.44 feet; thence
- 30) By a curve to the right having a radius of 93.92 feet and an arc length of 54.51 feet; thence
- 31) South 75 Degrees 54 Minutes 17 Seconds West 92.49 feet; thence
- 32) By a curve to the right having a radius of 1022.00 feet and an arc length of 68.09 feet; thence

530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

#154
W. DUVAL & ASSOCIATES, INC.
Engineers • Surveyors • Land Planners
September 4, 1991 **92-155-A**
CONTAINING 14.0492 acres of land more or less.



530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 105 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 92-155-A
W/S Harlem Lane, 100' N of c/l of Northdale Road
1st Election District
1st Councilmanic District
Legal Owner(s): Joseph H. Loveman
Contract Purchaser(s): Maple Woods Limited Partnership
Hearing Date: Wednesday, Nov. 6, 1991 at 2:00 p.m.
Variance FOR LOT #2 to permit a window to tract boundary distance of 30 feet in lieu of the required 40 feet, and to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #6 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #7 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #8 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #9 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #10 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #11 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #12 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #13 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #14 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #15 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #16 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #17 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #18 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #19 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #20 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #21 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #22 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #23 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #24 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #25 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #26 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #27 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #28 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #29 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #30 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #31 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #32 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #33 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #34 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #35 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #36 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #37 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #38 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #39 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. 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CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24, 1991.

CATONSVILLE TIMES

S. Zeke Orlean
Publisher

\$358.01

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 105 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 92-155-A
W/S Harlem Lane, 100' N of c/l of Northdale Road
1st Election District
1st Councilmanic District
Legal Owner(s): Joseph H. Loveman
Contract Purchaser(s): Maple Woods Limited Partnership
Hearing Date: Wednesday, Nov. 6, 1991 at 2:00 p.m.
Variance FOR LOT #2 to permit a window to tract boundary distance of 30 feet in lieu of the required 40 feet, and to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #6 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #7 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #8 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #9 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #10 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #11 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. FOR LOT #12 to permit a window to be set back a distance of 12.5 feet in lieu of the required 15 feet. 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CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/24, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24, 1991.

THE JEFFERSONIAN,

S. Zeke Orlean
Publisher

\$359.01

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 11-1-91
Account: R 001 6150
Number 92-155-A
Please Make Checks Payable To: Baltimore County
530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571
Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 11-1-91
Account: R 001 6150
Number 92-155-A
Please Make Checks Payable To: Baltimore County
530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571
Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
DATE: 11-1-91
RE: CASE NUMBER: 92-155-A
W/S Harlem Lane, 100' N of c/l Northdale Road
1st Election District - 1st Councilmanic
Legal Owner(s): Joseph H. Loveman
Contract Purchaser(s): Maple Woods Limited Partnership
HEARING: WEDNESDAY, NOVEMBER 6, 1991 at 2:00 p.m.
Dear Petitioner(s):
Please be advised that \$ 383.01 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE VOID. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND



E COUNTY
NING AND ZONING
APHIC MAP

SCALE
1" = 200' ±

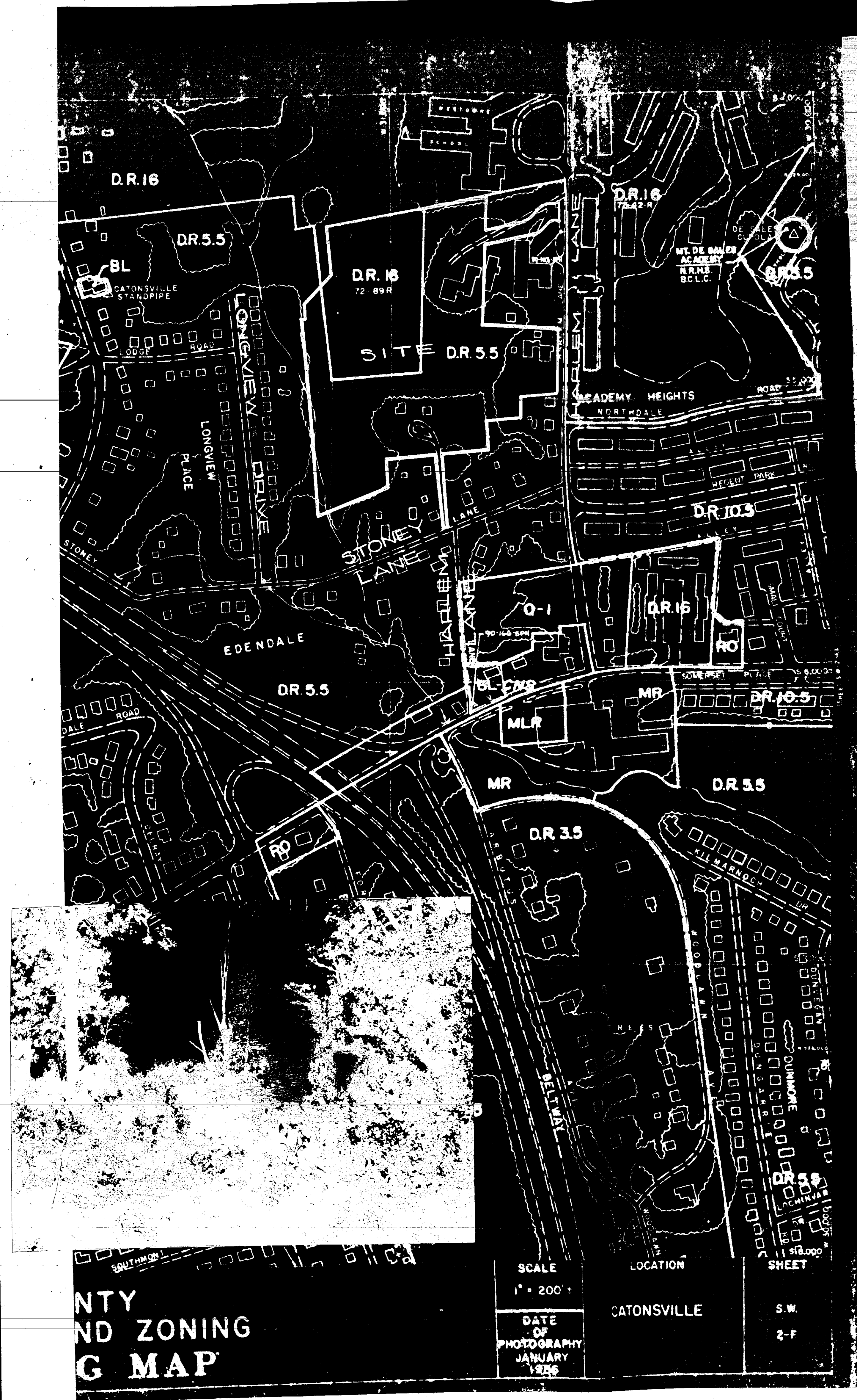
LOCATION
CATONSVILLE

SHEET
SW
2-F

DATE
OF
PHOTOGRAPHY
JANUARY
1986

92-155-A

#154



NTY
ND ZONING
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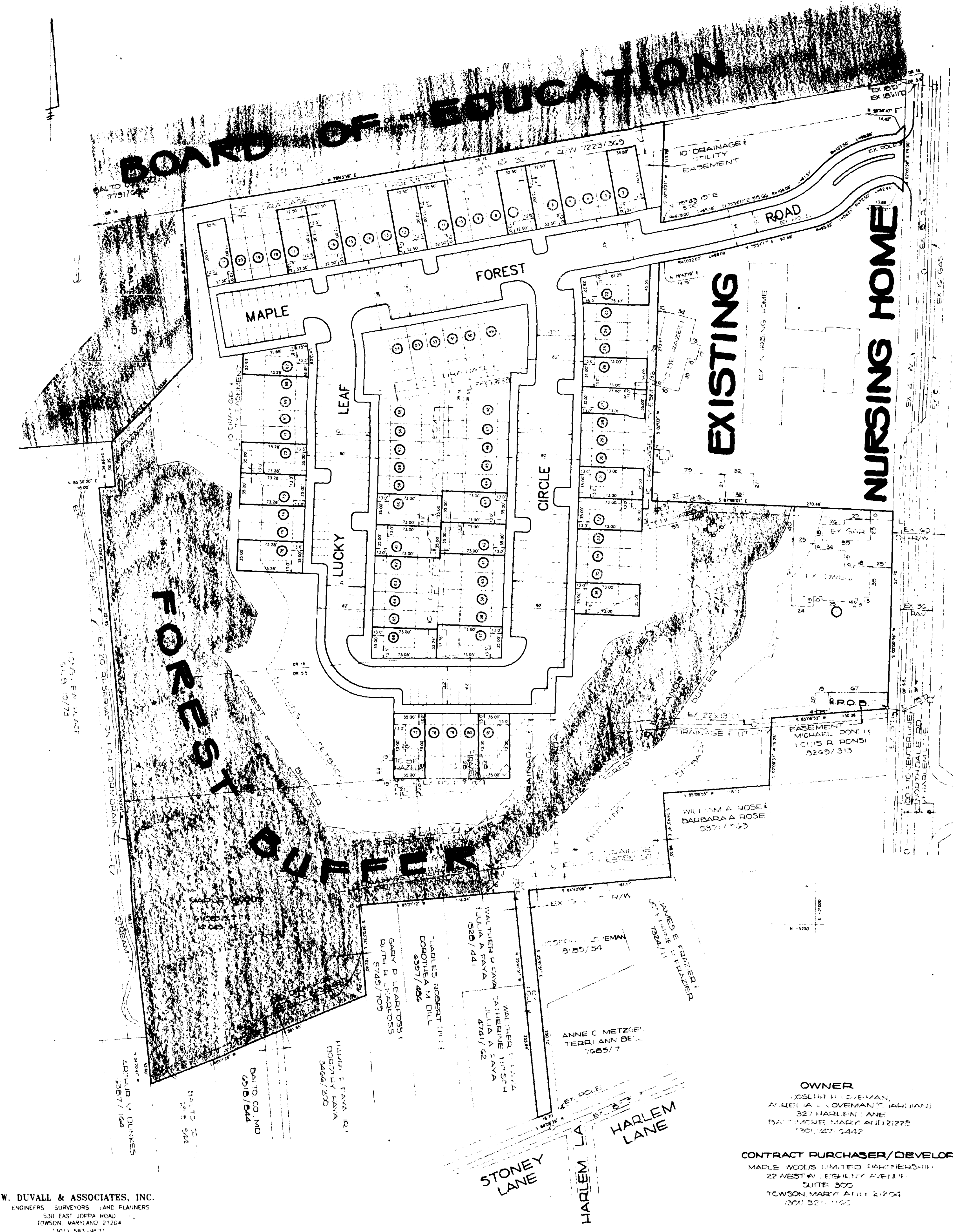
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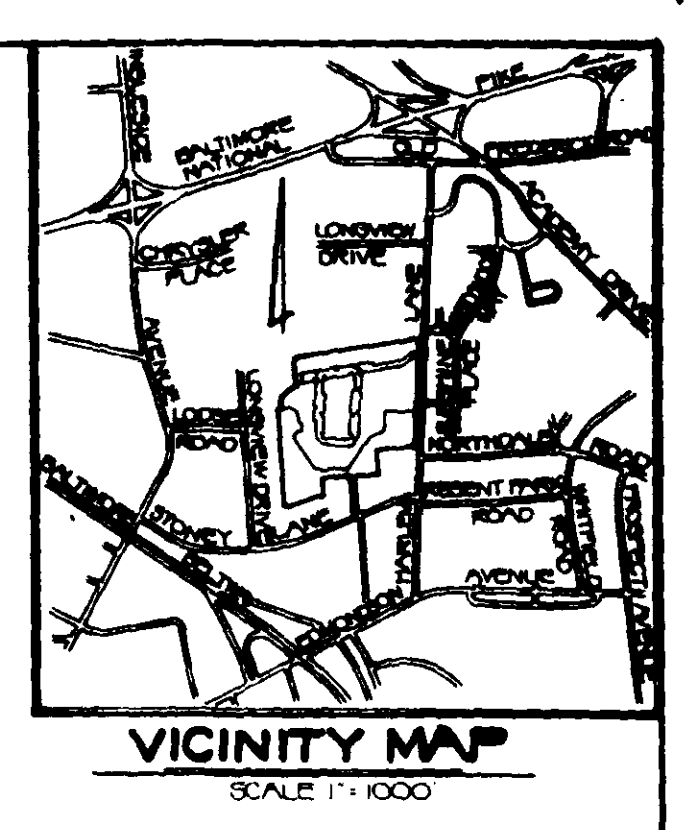
SHEET
S.W.
2-F

DATE
OF
PHOTOGRAPHY
JANUARY
1986

5-A
#154



LOT	S/B	W/W	W/L	W/TB	W/RW
2			12.5	30	
6	25	25	12.5		
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21			12.5	30	
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27	26	26	13		
31	26	26	13		
32	26	26	13		
36			13		
37					13.5
42	26	26	13		
43	26	26	13		
60	26	26	13		
61	26	26	13		
66					11
67					6
72	26	26	13		
73	26	26	13		
76			13		
77			13		
81			13		



NOTES

ALL THE LOTS TO BE SEPARATELY SUBDIVIDED ARE PROPOSED EXISTING ZONING OR 50' FOR 10' C.R.G. APPROVAL DATE 5/5/81

D.W.A.#

PARKING REQUIRED: 52 SPACES

PARKING PROVIDED: 42 SPACES

- EXISTING ZONING HISTORY**
- Case #89-10011
Petitioner: Cator Ridge Inc.
Petition for special exception to allow a nursing home in an R-1 zone
7.4 acres included in special exception
15.4 acres are located on subject property
Action: Approved 9/7/81
 - Case #90-103-SPH
Petitioner: Aurelia L. Loveman
Petition for special exception to reduce acreage of special exception from 7.4 acres to 1.002 acre parcel around existing nursing home.
Hearing held September 28, 1990
Action: Granted in part 1/2/91
- Subject to the following conditions:
- The Petitioner may only use the building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
 - Petitioner's request for the reduction of acreage shall be limited, specifically, to that area enclosed by a division line drawn parallel to and 100 feet from the rear wall of the existing nursing home, intersecting the property's northern boundary line and north to south, to the west wall, running along said line until reaching a point of intersection with the property's eastern boundary line, running along said eastern boundary line to a point of intersection with the property's northern boundary line, as is generally indicated on Attachment A appended hereto.
 - Petitioner shall provide a 30-foot wide, 10-foot high vegetative division area along the property's northern boundary line and the division line referenced in Restriction No. 2 above, said division line being parallel to and 100 feet from the rear wall of the existing nursing home.
 - Petitioner shall prepare a landscape plan for approval by the Baltimore County Landscape Planner. A copy of the approval plan shall be submitted to the zoning Commissioner for final approval prior to the issuance of any permits.
 - The Petitioner shall prepare a new site plan reflecting a parking scheme which complies with the current B.C.C.P. Said site plan shall be submitted to the zoning Commissioner for final approval, and include the new boundary line for the subject nursing home and the proposed easement for the subject property. Exhibits 14 and 15 appended hereto.
- Case #90-103-SPH**
Petitioner: Aurelia L. Loveman
County Board of Appeals Hearing
Action: Granted 12-18-90 Subject
to the following restrictions:
- That the area for which the special exception is granted is that area outlined in black on Petitioner's Exhibit 14, being the same area designated by the zoning Commissioner for Baltimore County in Restriction 2 of his Order dated January 4, 1991.
 - That the proposed roadway requested by the Petitioner be located to the north of the subject nursing home, and not to be located elsewhere on the subject property, and to run westerly from Harlem Lane to the remaining property of the Petitioner which property is located to the east and to the west of the special exception area granted herein and as generally described in Petitioner's Exhibit 15. The location, design and construction of said roadway to be approved in the future by Baltimore County in accordance with all County requirements.
 - Petitioner shall provide a 30-foot wide, 10-foot high vegetative division area along the northern and western boundary lines of the area of the special exception granted herein.
 - Petitioner shall prepare a landscape plan for approval by the Baltimore County Landscape Planner. A copy of the approved plan shall be submitted to the zoning Commissioner for final approval prior to the issuance of any permits.
 - Petitioner shall prepare a new site plan reflecting a parking scheme which complies with the current B.C.C.P. Said site plan shall be submitted to the zoning Commissioner for final approval, and include the new boundary line for the subject nursing home and the proposed easement for the subject property. Exhibits 14 and 15 appended hereto.

OWNER
JESSE H. LOVEMAN
AURELIA L. LOVEMAN (JAN) (JAN)
327 HARLEM LANE
DOWNSIDE, MARYLAND 21222
PH: 301-221-2412

CONTRACT PURCHASER/DEVELOPER
MAPLE WOODS LIMITED PARTNERSHIP
22 WEST WASHINGTON AVENUE
SUITE 300
TOWSON, MARYLAND 21204
PH: 301-581-1962

W. DUVALL & ASSOCIATES, INC.
ENGINEERS SURVEYORS AND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 583-9571

EXHIBIT 1
MAPLE WOODS LIMITED PARTNERSHIP
"MAPLE WOODS"
1 ST. JAMES STREET, BALTIMORE, MD
SCALE: 1"=100'